

## 8-12 Leeke Street

Kings Cross, London, WC1X 9HT



**STUNNING SELF-CONTAINED OFFICE HQ | TO LET OR FOR SALE | 4,271 sq ft net**



### Location

Leeke Street is situated in the heart of Kings Cross, an area which has undergone huge regeneration. Central St Martins Art and Design School in Granary Square initiated the birth of Kings Cross as a destination for creative individuals. Leeke Street is a two minute walk from Kings Cross Station and St Pancras International - offering excellent local, national and international connectivity. The rebirth of Kings Cross has attracted high profile occupiers including Google, YouTube, Guardian Media Group, numerous galleries and architects.

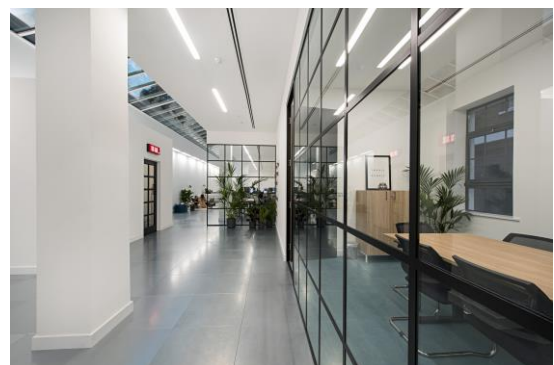
### Description

The property is a self-contained building that was comprehensively refurbished to a high specification 5 years ago. It was formerly occupied by MUJI as their European HQ and lately by successful ".Com" firm. Attractive finishes and plenty of natural light including nearly new comfort cooling, high ceilings, and a fully accessible raised floor. There is a modern entrance, disabled access and numerous WC & shower facilities. On the second floor there is a spacious roof terrace with an adjoining annexe that provides a break-out area. Given the specification of the property within such an exclusive location, it represents an attractive fitted/unfitted HQ opportunity.

### Floor Areas

Floor	sq ft	sq m
2nd Floor	208	19
1st Floor	1,590	148
Ground Floor	2,473	221
<b>TOTAL (approx.)</b>	<b>4,271</b>	<b>388</b>

\*Measurement in terms of \*NIA



Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

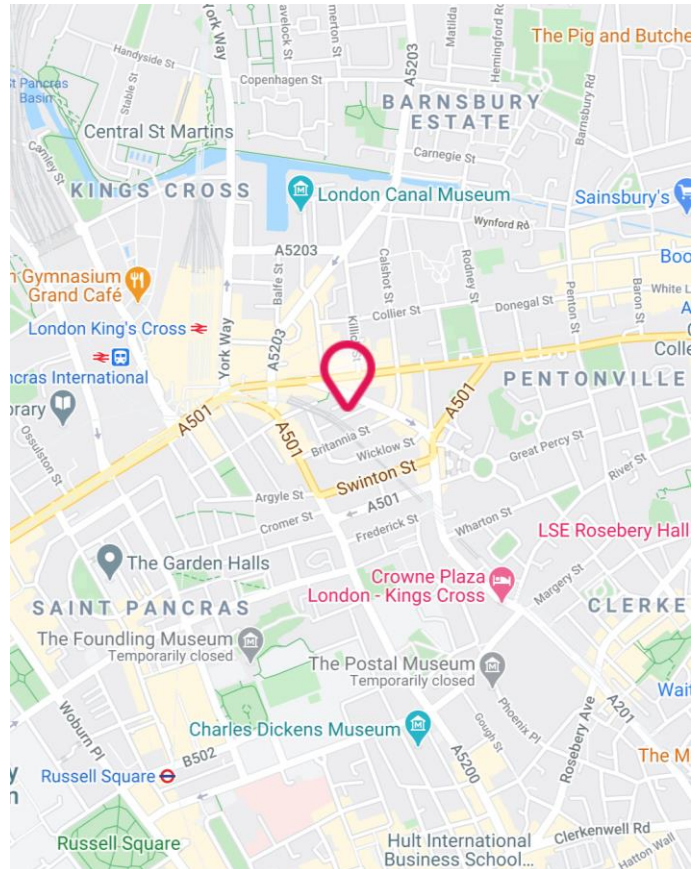
Subject to Contract April 2023

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SELF-CONTAINED OFFICE HQ TO RENT / FOR SALE WITH  
PRIVATE TERRACE | 4,271 sq ft



## Terms

Tenure:	Leasehold or Freehold (with VP)
For Sale:	Freehold sale - <b>OIRO £5,350,000</b> (£1,250 psf)
Rent:	New FR&I Lease - <b>Quoting £68.50</b> psf exclusive of rates and SC ("All in", rent, rates and (no) S/C approx. £31,500 pcm (ex VAT).
Rates:	Estimated at £85,420 pax = c £20 psf pax
Service Charge:	None charged direct i.e. Self-contained
EPC Rating:	C

## Amenities

- Self contained two-storey property in the heart of London's Kings Cross near The Gagosian Gallery - [Gagosian Gallery - Visit King's Cross](http://Gagosian Gallery - Visit King's Cross) ([visitkingscross.com](http://visitkingscross.com))
- Comprehensively refurbished in 2017 & presently beautifully fitted/operational (or full dilaps can be undertaken to shell Grade A spec)
- Comfort cooling (new in 2017/18)
- High specification finishes including a stunning 20m Monopitch skylight
- Large private roof terrace with annexe office/boardroom and spiral staircase
- Video entry phone
- Disabled access, shower and WC facilities
- Close to local amenities and trendy restaurants and bars
- Excellent natural light
- Fibre connectivity – presently active

Jason Hanley, Partner

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Sole Agents

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